

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: )  
 )  
Michael A. Thompson and ) Case No. 22-10333-JCM  
Amber Thompson, )  
Debtors )  
 )  
Michael A. Thompson and ) Chapter 13  
Amber Thompson, ) Related to Docket No. 63  
Movants )  
 )  
VS. )  
 )  
Nationstar Mortgage LLC and )  
Ronda J. Winnecour, Chapter 13 Trustee, )  
 )  
Respondents )

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

*AND NOW*, this 11th day of October, 2023, upon consideration of the *Application to Employ Realtor to Sell Debtors' Real Property*, it is **ORDERED, ADJUDGED and DECREED** as follows:

(1) *Jeri Hart and Berkshire Hathaway HomeServices* is hereby appointed, as of the date of filing the *Application* as **Realtor** for the Debtors in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the *Application* for the purpose of acting as the Movants' agent in connection with the sale of real estate located at **810 Federal Drive Sharon, PA 16146 in Mercer County, Pennsylvania**. A realtor commission in the amount of **\$4,000.00 plus a \$395.00 Berkshire Hathaway HomeServices fee** is tentatively approved, subject to final Court order. **Movant shall serve the within Order on all interested parties and file a certificate of service.**

(2) Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases. Tentative approval of the commission set forth above is premised on the understanding that the property will be sold at or near the list price as set forth in the *Application*. Any deviation from the list price will be considered as a factor by the Court in setting final compensation in this matter.

(3) Approval of any motion for appointment of a professional in which certain fees are requested for various identified professionals is not an agreement by the Court to allow such fees at the requested hourly rates, and is not a preapproval of compensation pursuant to 11 U.S.C. §328(a). Final compensation, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

(4) Notwithstanding anything to the contrary in the letter of engagement or agreement between Movants and the Realtor, this *Order* does not authorize the Realtor to retain or pay any outside counsel or other professional to assist the Realtor in this matter unless such is done at no expense to Movants, directly or indirectly. Any other retention of, and payment to, an outside counsel or other professional is subject to prior approval of the Court.



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John C. Mellaragno, Judge  
United States Bankruptcy Court

SIGNED  
10/11/23 3:20 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Michael A. Thompson  
Amber Thompson  
Debtors

Case No. 22-10333-JCM  
Chapter 13

District/off: 0315-1  
Date Rcvd: Oct 11, 2023

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 13, 2023:**

**Recip ID**            **Recipient Name and Address**  
r                    + Jeri Hart, Berkshire Hathaway, 490 North Kerrwood Drive, Suite 202, Hermitage, PA 16148-5202

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 13, 2023

Signature: /s/Gustava Winters

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 11, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor PENNYMAC LOAN SERVICES LLC bnicholas@kmllawgroup.com
Christopher A. DeNardo	on behalf of Creditor NATIONSTAR MORTGAGE LLC logsecf@logs.com
Denise Carlon	on behalf of Creditor PENNYMAC LOAN SERVICES LLC dcarlon@kmllawgroup.com
Jill Locnikar	on behalf of Creditor United States Of America jill.locnikar@usdoj.gov patricia.fitzgerald@usdoj.gov;caseview.ecf@usdoj.gov;kassi.horton@usdoj.gov
Lauren M. Lamb	on behalf of Joint Debtor Amber Thompson julie.steidl@steidl-steinberg.com;courtdocs.sands@gmail.com;jsmith@steidl-steinberg.com;LambLR53037@notify.bestcase.com;

District/off: 0315-1

User: auto

Page 2 of 2

Date Rcvd: Oct 11, 2023

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Total Noticed: 1

rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com

Lauren M. Lamb

on behalf of Debtor Michael A. Thompson  
julie.steidl@steidl-steinberg.com;courtdocs.sands@gmail.com;jsmith@steidl-steinberg.com;LambLR53037@notify.bestcase.com;  
rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com;amattish@steidl-steinberg.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Roger Fay

on behalf of Creditor Nationstar Mortgage LLC rfay@milsteadlaw.com bkecf@milsteadlaw.com

Ronda J. Winnecour

cmeclf@chapter13trusteewdpa.com

TOTAL: 9